



30 Tates Avenue, Belfast, BT9 7BY

Price Guide £210,000

Located just off the Lisburn Road in South Belfast, we are pleased to offer for sale this well presented mid terrace home, well suited to a range of prospective purchasers. With walking distance to a host of amenities, including Queens University, both the Royal & City Hospitals along with Belfast City Centre this is an ideal investment opportunity or indeed would make an ideal family home. The spacious adaptable accommodation currently comprises four excellent bedrooms, living / dining room and two shower rooms. Outside the property benefits from an enclosed rear yard. Gas fired central heating & PVC double glazing are both in place. The property is also HMO compliant along with having the CLEUD in place.

- A Well Presented Mid Terrace Property
- Two Shower Rooms
- Gas Fired Central Heating / PVC Double Glazing
- Excellent Potential Rental Return
- Four Good Sized Bedrooms
- Open Plan Living / Dining Room
- HMO Compliant & CLEUD In Place
- Walking Distance To Queens, Belfast City Centre & City / Royal Hospitals

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	68
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Hardwood front door.

LIVING / DINING ROOM 25'7" x 10'2" (7.8 x 3.1)



Laminate wood floor.

KITCHEN 18'8" x 7'2" (5.7 x 2.2)



Range of high and low level units, plumbed for washing machine, 1.5 stainless steel sink unit with drainer & mixer tap, integrated oven, 4 ring hob & stainless steel extractor fan.

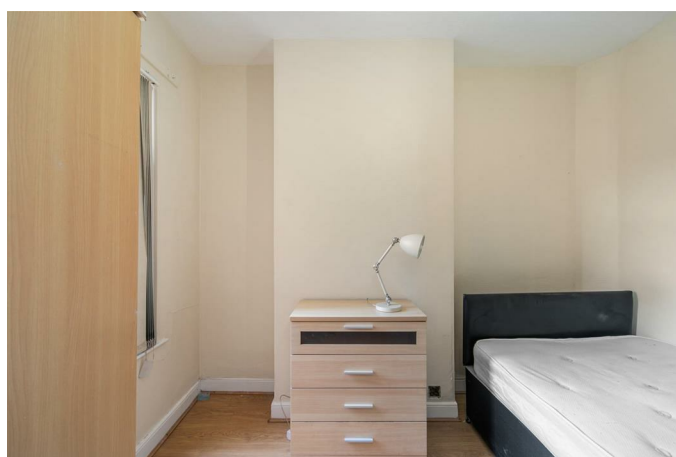
ON THE FIRST FLOOR

BEDROOM ONE 14'1" x 10'9" (4.3 x 3.3)



Laminate wood floor.

BEDROOM TWO 12'5" x 7'10" (3.8 x 2.4)



Laminate wood floor.

SHOWER ROOM



Low flush W.C, wash hand basin, enclosed shower.

ON THE SECOND FLOOR

BEDROOM THREE 14'1" x 10'9" (4.3 x 3.3)



Laminate wood floor.

BEDROOM FOUR 12'5" x 7'10" (3.8 x 2.4)



Laminate wood floor.

SHOWER ROOM

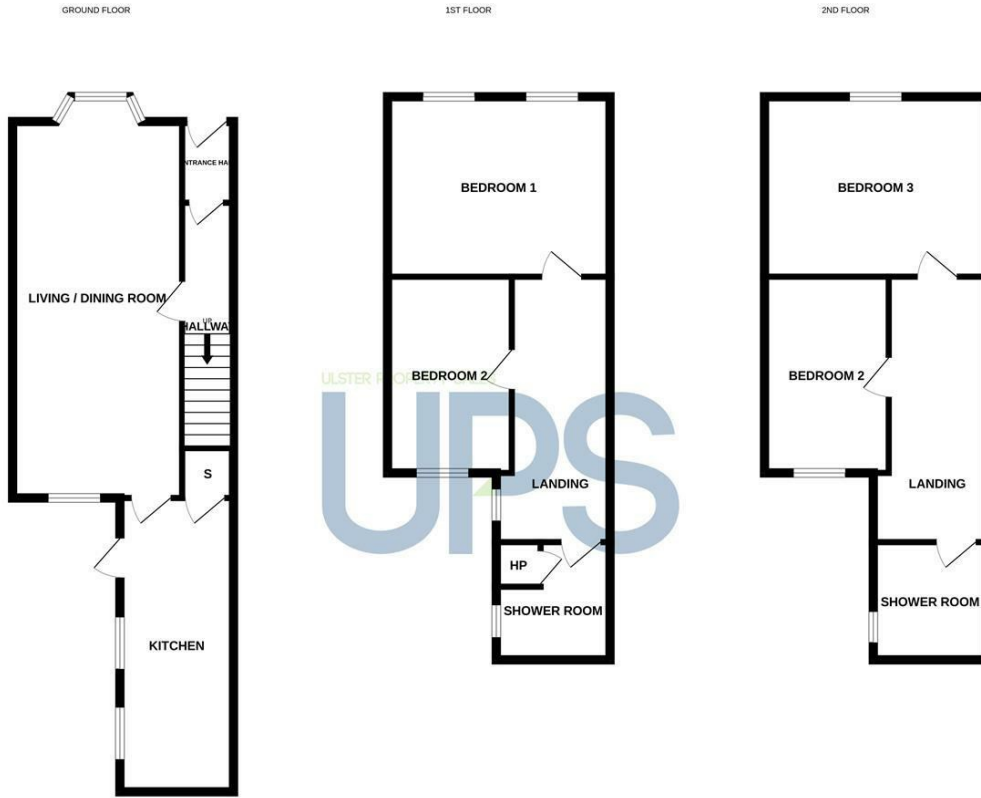


Low flush W.C, wash hand basin, enclosed shower.

OUTSIDE

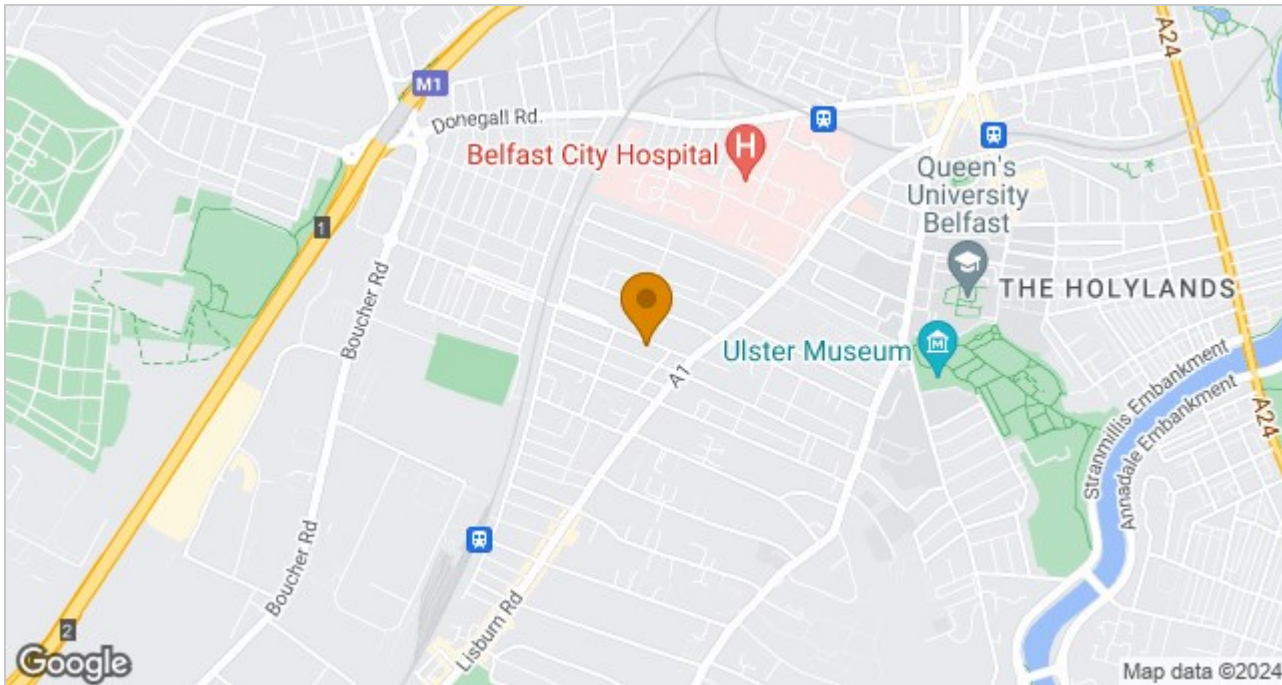
Enclosed rear yard.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155
BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432
CAVEHILL
028 9072 9270
DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264
GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444
RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark